

ALL FIELDS DETAIL



MLS #	20096451	City/County	County
Status	ACTIVE	Water Frontage	No
Type	Residential Land	Electric	No
Address	Lot 18 S. Guernsey Highway	Phone	No
Cross Street		Water	None
City	Guernsey	Gas	None
State	WY	Sewer	None
Zip	82214	Manufactured Allowed	No-See Covenants
Area	PLATTE COUNTY	Financing Options	
Class	LOTS AND LAND		
Asking Price	\$39,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Allow Display on Internet	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
1031 Exchange	No	County	Platte
Agent	Eldon Garver - Work: (307) 836-2222	Listing Office 1	Wyoming West Realty - Main: (307) 836-2222
Listing Agent 2		Listing Office 2	
Listing Agent 3		Listing Office 3	
Buyer Agency	3	Intermediary	3
Sub Agency	0	Customer	3
Bonus Compensation	0	Dual/Var Rate Com (Y/N)	No
Short Sale (Y/N)		Legal	NE1/4SW1/4 of Section 24, Township 26N, Range 66 West of the 6th P.M., Platte County, Wyoming
Subdivision	NO SUBDIVISION	Zoning	Agricultural
Lot SqFt/Dimensions		Lot Size Sq. Ft. Range	40000+ SQ FT
Lot Size in total sq ft	1742400	Number of Acres	40.00
Irrigation (Y/N)		# of Irrigated Acres	0
Listing Date	11/12/2009	Elem. School	
Jr High		High School	
Soil Report (Y/N)		Mineral Report (Y/N)	
Horses (Y/N)	Yes	Livestock	
Corner (Y/N)		Ground Lease (Y/N)	
Seller Financing (Y/N)	No	Street (Y/N)	
Alley (Y/N)		Sidewalk (Y/N)	
Environmental Report Y/N		Survey (Y/N)	
Owners Name	Randall	Owners Phone	
To Show	Call 1st/ Go	Directions	South on Guernsey highway approx. 5 miles, east on Winchester Trail.
Off Market Date		Associated Document Count	0
Search By Map		Tax ID	
Update Date	1/14/2010	Status Date	11/17/2009
HotSheet Date	11/17/2009	Price Date	11/13/2009
Input Date	11/13/2009 10:56:00 AM	Original Price	\$39,900
Client Hit Count	0	Agent Hit Count	10
Annual Irrigation Fee		# of Irrigation Acre Feet	
Days On Market	81		

FEATURES

ACCESS	ROAD	WATER	GAS
Year Round	Gravel	None	None
FENCE	SEWER	ELECTRIC	
None	None	Available	

FINANCIAL

Taxes	200	Tax Year	2009
Special Assessments		Flood Insurance	n/a
HOA (Y/N)	No	HOA Fee	
Available for Rent		Possession	
Income Potential (Y/N)	No	Income Potential	
Expenses (Y/N)	No	Expenses	
Listing Documents		Terms	Cash, New loan
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FINANCIAL

Covenants	Exclusions (Y/N)
Exclusions	Agent Conf Remarks

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Additional Provisions	Seller Improvements
Seller Improvements Dscrp	Buyer Improvements
Buyer Improvements Dscrp	Discount Points
Closing Costs Pd By Sellr	Seller Concessions

PUBLIC REMARKS

40 Acre parcel with great views of the country side. Electricity is near by.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.